

# Brighton Historic Preservation Commission

Historic City Hall, 22 S. 4<sup>th</sup> Ave., 3rd Floor, Council Chambers  
Brighton, CO 80601

## Agenda

**Date: May 8, 2014**

**6:00 p.m.**



### **BRIGHTON HISTORIC PRESERVATION COMMISSION**

500 S. 4<sup>TH</sup> Avenue  
Brighton, CO 80601  
303-655-2042

[sjohnson@brightonco.gov](mailto:sjohnson@brightonco.gov)

#### Chairperson:

*Joseph Burt*

#### Vice –Chair:

*Kevin Dunham*

#### Treasurer/Secretary:

*Allison Lockwood*

#### Commissioners:

*Danielle Henninger*

*Patricia Reither*

*Albin Wagner*

#### City Council

#### Representatives:

*Ken Kreutzer*

*Kirby Wallin – Alternate*

#### Emeritus

#### Youth Commission

#### Representative:

#### Alternate:

*Ken Mitchell*

*Lynette Marrs*

#### City Admin. Assistant:

*Sheryl Johnson*

#### City Staff:

*Aja Tibbs*

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|--|---------------------------------|
| <b>I. CALL TO ORDER / PLEDGE OF ALLEGIANCE</b>                                 | Joseph Burt                     |
| <b>II. ROLL CALL</b>   | Sheryl Johnson                  |
| <b>III. SEATING OF ALTERNATES</b>  | Joseph Burt                     |
| <b>IV. APPROVAL OF AGENDA</b>  | Joseph Burt                     |
| <b>V. APPROVAL OF MINUTES FOR APRIL 10, 2014</b>                               | Joseph Burt                     |
| <b>VI. PUBLIC COMMENT</b>  |                                 |
| Public invited to be heard on matters not on the agenda (Limited to 5 minutes) |                                 |
| <b>VII. REPORTS / PRESENTATIONS</b>  |                                 |
| Three Gables   | Deon Wolfenbarger<br>Mark Heidt |
| <u><b>Staff:</b></u>   |                                 |
| Report from Aja  | Aja Tibbs                       |
| <u><b>Committees:</b></u>  |                                 |
| <b>VIII. UNFINISHED BUSINESS</b>   |                                 |
| Event Planning   | Danielle Henninger              |
| 2014 Finances  | Allison Lockwood                |
| <b>IX. NEW BUSINESS</b>  |                                 |
| <b>X. ADDITIONAL COMMENTS</b>  |                                 |
| <b>XI. ADJOURNMENT</b>   |                                 |
| <b>XII. ANNOUNCEMENTS</b>  |                                 |
| Culture Fest – June 7, 2014 – 11:00 a.m. – 5:00 p.m.                           |                                 |
| Commission Training – July 11, 2014 – 9:30 a.m. – 3:30 p.m.                    |                                 |
| At History Colorado, 1200 Broadway, Denver                                     |                                 |
| Market Day – August 23, 2014   |                                 |
| Eco Fair – September 20, 2014  |                                 |
| 1950s Rock Around the Clock – October 11, 2014 – 6:00 – 9:30 p.m.              |                                 |

#### **NEXT MEETING**

**June 12, 2014**



**500 S. 4th Avenue, Brighton, CO 80601**

**MINUTES of the Brighton Historic Preservation Commission meeting for the City of Brighton, Adams County, Colorado held in the Council Chambers and Heritage Training Room at City Hall at 22 South 4<sup>th</sup> Avenue, 3<sup>rd</sup> Floor, Brighton, Colorado.**

**DATE: April 10, 2014**

**Call to Order/Pledge of Allegiance:** Chair Joseph Burt called the meeting to order at 5:05 p.m.

**Roll Call/Establish Quorum: Commissioners Present:** Joseph Burt, Kevin Dunham, Allison Lockwood, Lynette Marrs, Ken Mitchell, Patricia Reither, Albin Wagner and Ken Kreutzer

**Commissioners Absent: (Excused)** Danielle Henninger **(Unexcused)**

**Staff Present:** Sheryl Johnson & Aja Tibbs

**Others Present:** Kristen Chernosky, Jim & Moody McCoy

**Seating of Alternate:**

**Motion to seat the alternates by Allison. Second by Ken. Motion Carries.**

**Approval of Agenda:**

Under Unfinished Business add Scanner.

**Motion to approve the modified agenda by Albin. Second by Allison. Motion Carries.**

**Approval of Minutes for March 13, 2014:**

**Approved as written.**

**Public Comment:**

Jim McCoy and son, Moody McCoy – Jim belongs to the American Legion. They have made a donation to the Historic Preservation Commission. There are only 8 members left in Jim's American Legion group. Joseph expressed the Commissions gratitude for the donation and said that it will be used to save our culture and heritage.

**Reports / Presentations:**

**Social Media – Kristen Chernosky**

How do we reach out to the community, get volunteers and keep people informed? Through social media such as Facebook, Twitter, Pinterest, Instagram and YouTube. Facebook draws a lot of users and is used a lot by the 25 – 34 age group. The recommendations for use include meaningful content, post frequently but not too frequently, timely information, engage conversation, be professional and encourage participation. The content needs to be monitored daily by a designated person and the use of voice needs to be consistent. The posts need to be brief and to the point. The City is on Facebook and has a following. The Youth Commission is the only commission that has their own page. The Rec. Center posts under the City page. If the Historic Preservation would like to have something posted to the Facebook page, they can send it to Kristen or Sheryl and the same would be true for the other social media sources.

**Staff:** Aja Tibbs

**HISTORIC SITES:**

**575 Bush Street - Former Senior Center**

This is scheduled to go to City Council on Tuesday, April 15<sup>th</sup>. It has been discussed to use as a Community Center for the Community Schools program. Grants are being worked on for the building.

**Chamber of Commerce Event**

If anyone would like to help with research on the downtown properties for the tour, they should contact Aja.

## **GRANTS & SURVEYS:**

### **Grant Update**

The grant subcommittee meets monthly. There are currently two Adams County Open Space grants under review. One is for a portion of the landscaping at the Bromley Hishinuma Farm and the other is for the land and structure purchase of the Pleasant Plains School. There should be a determination by the end of the month (April). A grant for the interior of the house on the Bromley Hishinuma Farm has been resubmitted and we should know by late July or August if we receive it or not. This fall, Mark will apply for 3 more grants – one for the entertainment / cutting garden at the Bromley Hishinuma Farm from the Garden Show Foundation, the second one for the old Senior Center through a State Historic Fund grant and the third one for the next phase of the resource survey through a CLG grant.

### **Resource Survey Progress Update**

Deon continues to research the 11 properties. Deon will make a presentation to the Commission at the May 8<sup>th</sup> meeting regarding the survey.

## **EVENTS:**

### **Culture fest and Markey Day**

Upcoming events include Culture fest and Market Day. Culture fest is on June 7<sup>th</sup> and Market Day is on August 23<sup>rd</sup>. The Commission needs to decide if they want to have booths at these events. Those that can help at Culture fest are Lynette, Albin, Joseph and Kevin.

### **National Historic Preservation Month**

May is National Historic Preservation Month. The Commission should plan to do something for May. It was discussed to do an awards / recognition luncheon on May 17<sup>th</sup>. The luncheon would be in the Community Room at the Armory. Those to receive awards / recognition would be Jim McCoy, Peter Phibbs, Gary Plock and Jan Mayeda Family.

## **PERMITS:**

### **185 W. Southern Street – Senior Center Phase II**

This is for the Manor Senior apartments and community room. The building did not qualify for exceptional significance and were less than 50 years old.

## **TRAINING:**

### **Commission Training Opportunity**

History Colorado is offering a free training on July 11<sup>th</sup> from 9:30 a.m. to 3:30 p.m. at History Colorado, 1200 Broadway in Denver.

## **OFFICE HOURS:**

### **Equipment Update**

The scanner has been ordered and received. A computer is being ordered through the City IT Department. Set up is being coordinated with the IT Department. Training will be set up on how to use the scanner.

### **Committees:**

No Reports

### **Unfinished Business:**

#### **Event Planning**

There was discussion on the bands and demos were played of the three that were being considered. It was decided to go with Kenny Cordova and the Olde Rock Band. Albin stated that the 1950 classes from Brighton High could be contacted. Albin is working with Teresa Case on this. The bids for food will be discussed at the May meeting.

### **2014 Finances – Allison Lockwood**

Nothing new to report.

### **Scanner – Joseph Burt**

The IT Department is working on configuring the scanner. The cost for the scanner came to \$8,495. The optional software and foot pedal were also included. A computer is being purchased for about \$1,400 that will have video memory capability and for photos. Test scans have been done on the scanner and they are very good quality. A 2 year warranty on the scanner can be purchased for \$895 that will allow for work to be done on-site, otherwise it would have to

be sent in for service. We can always pay to have an on-site call if that becomes necessary. The issue on the warranty will be tabled until the May meeting.

**New Business:**

**Goal Setting Session**

The meeting was closed and then the Commission participated in a Goal Setting Session. The Goal Setting Session then adjourned at 8:24 p.m.

**Additional Comments:**

None

**Announcements:**

None

**Adjournment:**

**Motion to adjourn** at 6:22 p.m. by Pat. **Second by Kevin. All Commissioners in favor.**

**Next Meeting:** May 8, 2014 at 6:00 P.M. at Historic City Hall, 3rd Floor, Heritage Room.

Submitted by,

Sheryl Johnson



# HISTORIC PRESERVATION COMMISSION

## *Staff Report*

Monthly report on staff activity related to and involving Historic Preservation items.

Date Prepared: April 29, 2014

Date Presented: May 8, 2014

Prepared By: Aja Tibbs, Long Range & Hist. Pres. Planner

Reviewed By: Jason Bradford, Planning Manager

*Aja Tibbs, Long Range & Historic Preservation Planner*

*5/8/2014*

# HISTORIC PRESERVATION COMMISSION

## *Staff Report*

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### ANNUAL GOALS:

#### *Draft for 2014-2015:*

Staff has drafted the 2014-2015 annual goals based on discussions held at the goal setting session on April 10. Please review the goals and be prepared to adopt them as drafted, or adopt with changes and/or corrections.

### HISTORIC SITES:

#### *575 Bush Street - Former Senior Center:*

This is a reminder that the 2<sup>nd</sup> Reading for the Senior Center local designation is to appear before the City Council on Tuesday, May 6 at 7:00 pm. (prior to our HPC meeting). Considering the political controversy over this project, you are all encouraged to attend to support the project. Please note that this is not a public hearing, but the Mayor may provide an opportunity for the public to comment.

### EVENTS:

#### *Market Day (August 23) & Culterfest (June 7):*

As requested, the HPC will have a booth for both events. For those of you that are able to help that day, please be sure to mark your calendars.

#### *National Historic Preservation Month:*

The awards luncheon is coming together nicely. Thanks everyone who has been involved in all of the planning efforts. The event will be at the Armory on May 17 from 11:30-1:00. Please do everything you can to attend the event.

Staff has also prepared a series of Facebook postings for the month and has coordinated with Kristen Chernosky to get them posted. Starting on Thursday, May 1 a posting will occur every Thursday related to Brighton Historic Preservation. Topics will include the awards luncheon, designated properties and ways to get involved.

## PERMITS:

*Nothing to Report*

## REFERRALS:

*Case Farms*

The second submittal for the property included an Architectural Inventory Form in response to the HPC's initial review. The information on the form was found lacking significant information, but upon review by staff, and a few of our commissioners, it was determined that nothing remains on the property with significance for preservation. However, staff has requested that the form be revised to provide a more accurate survey of all structures on-site. This will allow the Commission to have a complete record of the property before development begins.

*Tabor-Rice Funeral Home*

Staff was contacted by Mr. Jeff Bernard as a representative for Mr. Tabor to inquire after the demolition of the rear garages located at the Tabor-Rice Funeral Home located at 100 S. 3<sup>rd</sup> Ave. Nothing has been officially submitted to the City, but staff has referred this request to the demolition sub-committee for preliminary review. Responses are pending and will be presented at the meeting.

*Section 106 Review – CDOT Bridge Street & Hwy 76 Interchange*

CDOT is working with the City to design options for the Bridge Street and Highway 76 Interchange. Within the 106 review process, there are three potential resources impacted; the West Burlington Canal Culvert, the West Burlington Ditch Segment, and a residence at 21955 E. 160<sup>th</sup> Avenue. The culvert was determined ineligible in 2002 as part of the Colorado Historic Bridge Inventory. Portions of the canal are eligible, however this segment was realigned into the Speer Canal in 2000. Lastly, the residence is a ranch style home built in 1957. There is weak architectural significance to the home itself, and any larger farming landscape has been impacted by surrounding development. In addition, the interchange proposals will not remove or directly affect the canal or residence. While the construction of the interchange will have an impact on the visual surroundings, staff has found that more significant impacts to the visual area have already occurred with surrounding development. Therefore, staff reports no adverse effects are being proposed by any of the four design proposals.

## TRAINING:

### *Commission Training Opportunity*

This is a reminder of the History Colorado training for Historic Preservation Commissioners on Friday, July 11. A flyer was included with the last packet. Please notify staff if you are interested in attending the session, the deadline to respond is July 7<sup>th</sup>.

## ATTACHED:

- Draft 2014-2015 Goals



# BRIGHTON HISTORIC PRESERVATION COMMISSION

## 2014-2015 GOALS

### 1 YEAR

- 1) Maintain CLG (Certified Local Government) designation
  - Provide in-house training for Commissioners
  - Locally designate six historic properties
- 2) Implement the Historic Resources Survey Plan
  - Apply for funding and continue to the next phase of surveying
  - Update and maintain the historic properties watch list
- 3) Improve relational communication
  - Outreach to other departments, commissions, and committees
    - Explore creative district potential
    - Participate in other group events
    - Update and distribute the BHPC presentation
  - Brighton residents and business owners
    - Market the benefits of historic designation
    - Increase BHPC's presence in City's social media outlets
    - Increase content and access to historic information on the BHPC website
      - Investigate mapping and mobile device use of historic information
- 4) Host event(s) for fundraising and public awareness of the BHPC
  - Involve interested parties outside of the Commission
- 5) Increase BHPC resources
  - Initiate an student internship program
  - Identify an auxiliary leader
- 6) Expand the Historic Preservation Office
  - Complete digitization of Japanese newspapers
  - Locate all historic items in one location for inventory and public access purpose

## 2-5 YEARS (IN ADDITION TO THE CONTINUATION OF APPLICABLE 1 YEAR GOALS)

- 1) Implement the Historic Resources Survey Plan
  - Locally designate a historic district
- 2) Improve relational communication
  - Craft a message around the sustainable aspects of preservation
  - Develop and implement guidelines for Commission members
  - Evaluate the need for modifications to local regulation and/or process
  - Integrate historic preservation into Brighton master plan(s)
- 3) Increase BHPC resources
  - Obtain funding for a full-time city staff employee
  - Assist auxiliary leader in the development of an auxiliary group
    - Assist group in initiating events such as a 5k run/walk and monthly gatherings
    - Devise plans to establish a Brighton History Museum
- 4) Expand the Historic Preservation Office
  - Improve the display of current artifacts and resources for the public
  - Explore the history of additional cultures and ethnic groups that exist or may have existed in Brighton

## 6-10 YEARS

- 1) Assist the auxiliary group in their plans to open a Brighton History Museum
- 2) Establish a program for local designation tax credits
- 3) Develop a property improvements loan program for designated properties



HISTORY *Colorado*

**To: Colorado Historic Preservation Commissions, Those Interested in  
Forming a Local Commission, and Interested Citizens**

**Re: COMMISSION TRAINING**

**YOU ARE INVITED!**

**Historic Preservation Commission Training Workshop**

**Friday, July 11, 2014, 9:30 am to 3:30 pm**

**History Colorado, 1200 Broadway, Denver**

*This workshop is free.*

OAHP will provide lunch and museum admission.

[For Certified Local Governments, attendance satisfies the requirement for at least one commission member to attend an educational session each state fiscal year (July 1 through June 30).]

Topics will include:

- *On Your Mark!* (or how to use other organizations to make the preservation argument)
- *Pillars of Preservation, Guidelines, Boundaries* (and other evaluation stuff)
- *Preservation = Sustainability*
- *What does the Secretary of the Interior have to do with my dormer?* (and FRESH)
- *How to rebut taking claims* (and other legal stuff)
- *Building Community Support*
- *Your number one advocacy tool* (and conducting your meetings properly)
- *Economic hardship and demolition by neglect*

Please feel free to pass along this invitation to someone who may be interested. To RSVP for the workshop or to obtain further information contact **Dan Corson**, Intergovernmental Services Director, by **Tuesday, July 8, 2014**, at **(303) 866-2673** or e-mail: [dan.corson@state.co.us](mailto:dan.corson@state.co.us)